Linden Homes South East Limited

Annual report and Financial statements

For the year ended 30 June 2018

Registered number: 02849445

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Linden Homes South East Limited

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Linden Homes South-East Limited
Directors and advisers

Directors

PS Osborne
DE Maddox

Company secretary

Galliford Try Secretariat Services Limited

Registered office

Cowley Business Park
Cowley
Uxbridge
Middlesex
UB8 2AL

Bankers

HSBC Bank
165 High Street
Southampton
SO14 2NZ

Linden Homes South East Limited
Directors' Report for the year ended 30 June 2018

The directors present their report of Linden Homes South East Limited ("the Company"), registered number 02849445 for the year ended 30 June 2018.

Principal activity and review of business

The principal activities of the Company were residential property development on brownfield sites purchased for development within the United Kingdom.

The Company did not trade during the year ended 30 June 2018 or the previous year and is not expected to trade in the foreseeable future.

Dividends

The directors do not recommend the payment of a dividend (2017: £Nil).

Financial risk management

The Galliford Try group actively maintains an appropriate level of cash reserves that are available for operations and planned expansions of the Group as a whole. The group ensures that sufficient cash reserves are made available to its subsidiary undertakings.

Additional information on the group's financial risk management can be found in the consolidated group financial statements of Galliford Try plc copies of which are publicly available.

Directors

The present directors of the Company are set out on page 1, all of whom served throughout the year and up to the date of signing the financial statements, except as stated below.

CJ Rogers resigned and PS Osborne was appointed as directors of the Company on 22 March 2018.

Qualifying third-party and pension scheme indemnity provisions

The Group maintains appropriate Directors' and Officers' Liability Insurance on behalf of the directors and General Counsel and Company Secretary. In addition, individual qualifying third-party indemnities are given to the directors and General Counsel and Company Secretary which comply with the provisions of Section 234 of the Companies Act 2006, and were in force throughout the year and up to the date of signing the Annual Report.

Statement of directors' responsibilities

The directors are responsible for preparing the Strategic Report, Directors' Report and the financial statements in accordance with applicable law and regulations.

Company law requires the directors to prepare financial statements for each financial year. Under that law the directors have prepared the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), including Financial Reporting Standard 101 Reduced Disclosure Framework (FRS 101).

Under company law the directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the Company and of the profit or loss of the Company for that period. In preparing these financial statements, the directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and accounting estimates that are reasonable and prudent;
- state whether applicable United Kingdom Accounting Standards, including FRS 101 have been followed, subject to any material departures disclosed and explained in the financial statements;
- notify its shareholders in writing about the use of disclosure exemptions, if any, of FRS 101 used in the preparation of financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Company will continue in business.

The directors are responsible for keeping adequate accounting records that are sufficient to show and explain the company's transactions and disclose with reasonable accuracy at any time the financial position of the company and the group and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the company and the group and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The directors' report was approved by the board of directors on 8 March 2019 and signed by its order by:

For and on behalf of

A S White

Galliford Try Secretariat Services Limited

For and on behalf of:
Galliford Try Secretariat Services Limited

Linden Homes South-East Limited
Balance sheet as at 30 June 2018

	Note	2018 £'000	2017 £'000
Current assets			
Trade and other receivables	3	**14,823**	14,823
Total assets		**14,823**	14,823
Net current assets		**14,823**	14,823
Net assets		**14,823**	14,823
Equity			
Called up share capital	4	**10**	10
Other reserve	5	**123**	123
Profit and loss account	5	**14,690**	14,690
Total equity		**14,823**	14,823

The notes on pages 5 to 7 are an integral part of these financial statements.

(a) For the year ended 30 June 2018, the Company was entitled to the exemption from audit under section 480 of the Companies Act 2006 relating to dormant companies.

(b) The members have not required the Company to obtain an audit of its financial statements in accordance with section 476 of the Companies Act 2006.

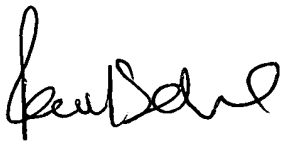
(c) The directors acknowledge their responsibility for:

(i) complying with the requirements of the Act with respect to accounting records and preparation of financial statements.

(ii) preparing financial statements in accordance with the special provisions relating to companies subject to the small companies regime within Part 15 of the Companies Act 2006 'The Small Companies and Groups (Accounts and Directors' Report) Regulations 2008.

As permitted by S444(5A) of the Companies Act 2006 the directors have not delivered to the registrar a copy of the Company's Profit and Loss Account

The financial statements on pages 4 to 7 were approved by the Board of directors on _____ and signed on its behalf by:



PS Osborne
Director
Registered number: 2849445

1. Accounting policies

General Information

Linden Homes South East Limited ('the Company') is a limited Company incorporated, and domiciled in England and Wales (Registered number: 2849445). The address of the registered office is Linden Homes South East Limited, Cowley Business Park, Cowley, Uxbridge, Middlesex, UB8 2AL. Refer to note 8 for details of the immediate and ultimate parent undertaking.

The financial statements are measured and presented in pounds sterling as that is the currency of the primary economic environment in which the Company operates. The amounts stated are denominated in thousands (£'000).

Basis of accounting

These financial statements have been prepared in accordance with United Kingdom Accounting Standards, in particular, Financial Reporting Standard 101 Reduced Disclosure Framework (FRS 101) and the Companies Act 2006 (the Act). FRS 101 sets out a reduced disclosure framework for a 'qualifying entity' as defined in the standard which addresses the financial reporting requirements and disclosure exemptions in the individual financial statements of qualifying entities that otherwise apply the recognition, measurement and disclosure requirements of EU-adopted IFRS.

The Company is a qualifying entity for the purposes of FRS 101. Note 8 gives details of the Company's ultimate parent and from where its consolidated financial statements prepared in accordance with IFRS may be obtained.

The disclosure exemptions adopted by the Company in accordance with FRS 101 are as follows:

- The requirements of IAS 7 to present cash flow statement.
- The requirements of paragraph 45(b) and 46 to 52 of IFRS 2, Share Based Payments
- The requirements of IFRS 7, Financial Instrument Disclosures
- The requirements of paragraphs 91 to 99 of IFRS 13 Fair Value Measurement
- The requirements of paragraph 30 and 31 of IAS 8 Accounting Policies
- The requirements of paragraph 17 of IAS 24, Related Party Disclosures, and the requirements in IAS 24 to disclose related party transactions between two members of the Galliford Try group.
- The requirements of paragraph 134 (d) to 134 (f) of IAS 36 Impairment of Assets.
- Certain disclosure requirements under IFRS12 Disclosure of Interests in Other Entities.
- The requirements of Paragraph 38 of IAS1, Presentation of financial statements

New amendments to standards that became mandatory for the first time for the financial year beginning 1 July 2017 are listed below. The new amendments had no significant impact on the Company's results.

- Annual improvements 2014-2016.
- Amendments to IAS 12 'Income taxes' - clarification of requirements on recognition of deferred tax assets for unrealised losses on debt instrument financial assets measured at fair value (effective 1 January 2017); and
- Amendments to IAS 7 'Cash flow statements' - disclosure initiative

New standards, amendments and interpretations issued but not effective and yet to be endorsed by the EU are not expected to significantly impact the financial statements of the Company.

The financial statements have been prepared on the going concern basis and under the historical cost convention.

2. Employees and directors

The Company had no employees during the year (2017: none). Management services are provided by the directors. The directors did not receive any emoluments from the Company for their services during the year (2017: £nil).

3. Trade and other receivables

	2018 £'000	2017 £'000
Amounts falling due within one year:		
Amounts owed by Group undertakings	**14,823**	14,823
	14,823	14,823

Amounts owed by Group undertakings do not bear interest, have no fixed date of repayment and are repayable on demand.

Trade and other receivables do not contain any assets that are past due or impaired (2017: £nil).

4. Called up share capital

Allotted and fully paid ordinary shares of £1	Number of shares	Ordinary shares £'000
At 01 July 2017	10,000	10
At 30 June 2018	**10,000**	**10**

5. Other reserves

	Other reserve £'000	Profit and loss account	Total £'000
At 01 July 2017	123	14,690	14,813
At 30 June 2018	**123**	**14,690**	**14,813**

6. Guarantees and contingent liabilities

The parent company Galliford Try plc and Group subsidiary companies have entered into financial guarantees and counter indemnities in respect of bank and performance bonds issued on behalf of the group undertakings, including joint arrangements and joint ventures, in the normal course of the business amounting to £381.3 million (2017: £353.3 million).

Disputes arise in the normal course of business, some of which lead to litigation or arbitration procedures. The directors make proper provision in the financial statements when they believe a liability exists. Whilst the outcome of disputes and arbitration is never certain, the directors believe that the resolution of all existing actions will not have a material adverse effect on the Company's financial position.

7. Post balance sheet events

No matters have arisen since the year end that requires disclosure in the financial statements.

8. Ultimate parent undertaking and controlling party

The immediate parent undertaking is Try Homes Limited which is registered in England and Wales. The ultimate parent undertaking and controlling party is Galliford Try plc, which is registered in England and Wales. Copies of the consolidated group financial statements of Galliford Try plc are publicly available from Galliford Try plc, Cowley Business Park, Cowley, Uxbridge, Middlesex, UB8 2AL.